PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZOIVING COMMISSIONER OF BALTIMORE COUNTY:

in lieu of the required 2)' respectively.

1, or we, Diamond Development Corp. legal owner_of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.1 to permit side yard setbacks of 20' and 9.6' for Lot #1; 9.6 and 9.8' for Lot #2 and 9.8' and 12' for Lot ;'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Owner wants to sell the 3 rented houses as separate properties therefore the Variances are needed. For future reasons to be determined at the

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this etition, and further agree to and are to be bound by the zoning regulations and restrictions of are County adopted pursuant to the Zoning Law For Baltimore County.

TAMES GAY, PRES. Legal Owner Contract purchaser Address P. O. 6694 Baltimore, Maryland 21219 Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCES NE/S of Old North Point Rd., 45' NW of Rosebank Rd., 15th District BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

DIAMOND DEVELOPMENT CORP.,

Case No. 80-153-A

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore. and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John 10. Descion all John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 21st day of January, 1980, a copy of the aforegoing Order was mailed to Diamond Development Corporation, P. O. 6694, Baltimore, Maryland 21219, Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. James Day, President Diamond Development Corporation P.O. 6694 Baltimore, Maryland 21219

of December, 1979.

cc: D. S. Theler & Assoc., Inc. 11 Warren Road Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building

111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing this _____4th

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Diamond Development Corp.

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 1, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

ORDER RECEIVED

Nicholas B. Commodari Chairman

MEMBERS Bureau of Engineering Department of Traffic Engineering State Roads Commission

Bureau of Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

Mr. James Day, President Diamond Development Corporation F.O. 6694 Baltimore, Maryland 21219

RE: Item No. 94 Petitioner-Diamond Development Corporation Variance Petition

Dear Mr. Day:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to subdivide the exisiting property, which consists of three dwellings on one tract of land, this Variance for side setbacks is required.

Particular attention should be afforded to the comments of the Office of Current Planning and Development, concerning the subdivision requirements.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not

Item No. 94 Variance Petition February 1, 1980

less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: D. S. Thaler & Assoc., Inc. 11 Warren Road Baltimore, Md. 21208



December 21, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #94 (1979-1980) Property Owner: Diamond Development Corp. N/ES Old North Point Rd. 45' N/W Rosebank Rd. Existing Zoning: DR 16 Proposed Zoning: Variance to permit side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'. Acres: 0.40 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project IDCA 79-220. This property was subject to review by the Baltimore County Joint Subdivision Planning Committee April 19, 1979; however, the Developer or his representative did not attend. Subdivision of property in Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

North Point Road (Md. 20) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The status of the indicated 20-foot alley, which provides the entrances and vehicular access to the existing homes on these proposed lots, is unknown to this office and is assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights in and to this alley.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #94 (1979-1980) Property Owner: Diamond Development Corp. December 21, 1979

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in North Point Road.

END: EAM: FWR: SS

E-NW Key Sheet 8 SE 26 and 27 Pos. Sheets SE 2 G Topo 104 Tax Map

and it appearing that by reason of the following finding of facts that strict compliance with the Baitimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had; and it further appears that the three existing dwellings were constructed in approximate-Iv 1950 and that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____day of April, 1980, that the herein Petition for Va. ...ces to permit side yard setbacks of 20 feet and 9.6 feet for Lot No. 1, 9.6 feet and 9.8 feet for Lot No. 2, and 9.8 feet and 12 feet for Lot No. 3, all in lieu of the required 25 feet, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The subdivision process must be completed before dividing the subject property into three separate residential properties.
- 2. Approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

_____, 197 __, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

January 11, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #94, Zoning Advisory Committee Meeting, November 13, 1979, are as follows:

Propery Owner: Diamond Development Corp. Location: NE/S Old North Point Rd. 45' NW Rosebank Rd Existing Zoning: D.R.16 Proposed Zoning: Variance to permit side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'. Acres: 0.40 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All subdivision requirements must be complied with.

Very truly yours,

John L. Wimbley

Current Planning and Developmen

James J. O'Donnell Secretary M. S. Caltrider

STEPHEN E. COLLINS DIRECTOR

January 15, 1980

November 26, 1979

Mr. William E. Hammond Zoning Commissioner County Office Bldg. Towson. Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 13, 1979 ITEM: 94. Property Owner: Diamond Development Corp. Location: NE/S Old North Point Rd. (Route 20) 45' NW Rosebank Rd. Existing Zoning: D.R. 16 Proposed Zoning: Variance to permit side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'. Acres: 0.40 District: 15th

Dear Mr. Hammond:

There is some question as to the correnct existing right of way of Old North Point Road. Our records indicate a 40' right of way. To avoid confusion, the plan should note the proposed right of way line as being 30' from the centerline of highway.

Since the dwellings are existing, there will be no requirement for highway improvements.

> Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits

CL:JEM:vrd

By: O John E. Meyers

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Property Owner: Location: Existing Zoning: Proposed Zoning:

- ZAC - November 13, 1979 Diamond Development Corporation NE/S Old North Point Rd. 45' NW Rosebank Rd. Variance to permit side setbacks of 20' and

and the second of the second o

9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'.

Acres: District:

15th

0.40

Dear Mr. Hammond:

No traffic problems are anticipated by the requested Variance to the side setbacks.

> Very truly yours, Michael S. Flanigan Engineer Associate II

MSF/hmd

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #94, Zoning Advisory Committee Meeting of November 13, 1979, are as follows:

Property Owner: Location: Existing Zoning: D.R. 16

Diamond Development Corp. NZ/S Old North Point Rd. 45' NW Rosebank Rd. Proposed Zoning: Variance to permit side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'.

15th District:

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth&



Paul H. Reincke

November 26, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee

Re: Property Owner Diamond Development Corp.

Location: NE/S Old North Point Rd. 45' NW Rosebank Rd.

Item No. 94

Zoning Agenda: Meeting of 11/13/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road accordance with Baltimore County Standards as published by the feet along an approved road in Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Caft: Joseph Kelly 11-37-79 Approved:

Planning Group Planning Group Special Inspection Division

department of permits and licenses TOWSON, MARYLAI-D 21204 (301) 494-3610 JOHN D. SEYFFERT

December 4, 1979

Mr. William E. Hammoond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #94 Zoning Advisory Committee Meeting, November 13, 1979 are as follows:

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Property Owner: Diamond Development Corp NES Old North Point Road 45' NW Rosebank Road Location: Existing Zoning: D.R. 16 Proposed Zoning: Variance to permit a side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2 and 9.8' and 12' for Lot #3 in lieu of the required

District: 15th The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement. and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

X E. Three sets of construction drawings will be required to file an application for a building permit. F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file

an application for a building permit. G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0"

of property line. H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

X J. Comment: This is in a tidal area. Section 320.0 is applicable-Attached copy. NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Charles E. Burnham, Chief

CEB:rrj

Section 320.6 Construction in Areas Subject to Flooding

Subsection 320.1 General Requirements, All buildings and structures hereafter erected or moved in areas in Baltimore County as designated by the Department of Public Works of Baltimore County and which are subject to inundation by tidewater, surface water or running streams shall have floor elevations and watertightness as set

Subsection 320.2 Areas Subject to Inundation by Tidewaters a. Where buildings are built in areas subject to inundation by tidewaters, the first or main floor elevation shall not be lower than 10 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, monolithic concrete foundations or other approved means of support.

b. Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of monolithic construction of concrete of sufficient strength and specifically designed for watertightness and hydrostatic pressure, as certified by a Professional Engineer registered in the State of Maryland. Such walls shall be made was stight by membrane waterproofing on the exterior face and the membrane protected by I inch minimum cement plaster coating. All floors below 10 feet above mean low tide shall be made waterlight by membrane waterproofing on 3 inch minimum concrete floor sub-base.

c. All areaways for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in this Code.

d. All areaways for windows, doors, and other openings below 10 feet above mean low tide shall be connected by service weight cast iron soil pipe to an adequate sump pump located in the basement and discharging to elevation not less than 10 feet above mean low tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.

e. Crawl spaces under floors of buildings or structures Lelow 10 feet above mean low tide shall have enclosure walls conforming to the requirements of this Code except such enclosing walls may be of concrete masonry units set in mortar and shall be capable of withstanding the hydrostatic pressure. All openings to the crawl spaces, including access doors, shall be enclosed to an elevation of not less than 814 feet above mean low tide. The crawl space areas and enclosures shall be drained by cast iron soil pipe with a proper backwater valve, and shall discharge to the adjacent grade or into an approved drainage system.

Subsection 320.3 Areas Subject to Inundation by Surface Waters on Running Streams.

a. The first or main floor elevation of buildings subject to inundation by surface water or streams shall be not less than 2 feet above the flood level as determined by the Department of Public Works of Baltimore County, or at such elevation as may be necessary to grade a lot to prevent flooding of the same. Construction shall be in conformity with the requirements set forth in this Code, titled "Areas Subject to Inundation by Tidewaters."

b. All basement or other floors below the first or main floor shall be in conformity with the requirements set forth in this Code, title "Areas Subject to Inundation by Tidewaters."

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 13, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: November 13, 1979

RE: Item No: 91, 92, 93, 94, 95 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours, W. Nick Petrovich, Field Representative

0

Wall Map Original Duplicate Tracing 200 Sheet

date by date by date by date by

Revised Plans:

Change in outline or description___Yes

WNP/bp

T. BAYARD WILLIAMS, JR., VICE-PRESIDEN

FUNCTION

Descriptions checked and outline plotted on map

Petition number added to

Denied

outline

Granted by

ZC, BA, CC, CA

Previous case:

MRS. LORRAINE F. CHINCUB ROGER B. HAYDEN ROBERT Y. DUBEL, BUPLKINTENGENT

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Posted for: Letelin for Variable

Petitioner: Dearword Revelopment Corp.

Location of property: NE15 Old M. K. M., 45'NW Rosebenh.

Location of Signs: front of center respertly (# 3706 Old A. FE.

PETITION MAPPING PROGRESS SHEET

MRS, MILTON R. SMITH, JR. RICHARD W. TRACEY, D.V.M.

40-153-A

Date of Posting 1/3//80

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-WILIAM E, ĤAMMOND - ZCHING COMMISSIONER

April 1, 1980

Mr. James Gay, President Diamond Development Corporation P.O. 6694 Baltimore, Maryland 21219

> RE Petition for Variances NE/S of Old North Point Rd., 45' NW of Rosebank Rd. - 15th Election District Diamond Development Corp. -Petitioner NO. 80-153-A (Item No. 94)

Dear Mr. Gay:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

D. S. THALER & ASSOCIATES, INC. 41 WARREN KOAD • BALTIMORE, MARYLAND 21208 • (301) 184-4100

October 25, 1979

DESCRIPTION OF PROPERTY OWNED BY THE DIAMOND DEVELOPMENT CORPORATION, DEED REFERENCE O.T.G. 4510, folio 578

Beginning for the whole parcel at a point on the northeast right-ofway line of Old North Point Road, presently 50 feet wide, at approximately 45.0 feet west of the westernmost side of Rosebank Road, said point being at the southwest corner of the property owned by F.J. Sexton and wife, recorded in the land records of Baltimore County in liber E.H.K. Jr. 5609 at folio 691, and running thence along Old North Point Road, North 54⁰40'02" West 146.68 feet to the southeast corner of the property owned by Bernard A. Page, Sr. and wife recorded in the aforesaid land records in liber E.H.K. Jr. 5718 at folio 407, and thence leaving Old North Point Road and binding on southeast side of said property, North 32051'07" East 113.19 feet to the end of said property and to intersect the southwest side of a 20 foot wide alley and running thence along the southwest side of said alley, South 57009'01" East 143.32 feet to the northwest corner of the property firstly mentioned herein and thence binding on the northwest side of said property and leaving said alley, South 31018'46" West 119.58 feet to the place of beginning.

Containing 0.40 of an acre of land more or less.

GIVIL ENGINEERS • STIE PLANNERS

PETITION FOR VARIANCE

ZONING: Petition for Variance side yard setbacks
LOCATION: Northeast side of Old North Point Road, 45 feet Northwest of Rosebank Road
DATE & TIME: Thurnday, February 14, 1980 at \$:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chescpeake, Avenue, Towson Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public hearing:

Petition for Variance to permit

Petition for Variance to permit side yard setbacks of 20 feet and 9.6 feet for Lot #1: 9.6 feet and 9.8 feet for Lot #2 and 9.8 feet and 12 feet for Lot #3 in lieu of the required 25 feet respectively.

The Zoning Regulation to be excepted as follows:

Section 1802.3C.1 — Development standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the whole parcel at a point on the northeast right-of-way line of Old Morth Point Road, presently 56 feet west of the wasternmost aide of Rosebank Rd., said point being at the southwest corner of the property owned by F. J. Ecxton and wife, resorted in the land repords of Baltimore County in liber E.H.K. Jr. 5608 at folio 691, and running thence along Old North Point Road, North 54 40 02 West 146.68 feet to the southeast corner of the property owned by Bernard A. Page, Sr. and wife recorded in the aforesaid land records in liber E.H.K. Jr. 5718 at folio 407, and thence leaving Old North Point Road and binding on the southeast

thence leaving Old North Point Road and binding on the southeast side of said property, North 32° 51'

or East 113.18 feet to the end of said property and to interwect the southwest side of a 30 foot wide alley and running thence along the southwest side of said alley. South 57° 09' 01' East 143.33 feet to the northwest corner of the property firstly mentioned herein and thence binding on the northwest side of said property and leaving said alley, South 31° 18' 46' West 119.58 feet to the place of beginning.

Containing 0.40 of an acre of land more or less.

on plat plan filed with the Zoning Department
Hearing Date: Thursday, February 14, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMCND,

of Baltimore County
Jan 24

0	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this _____ day of

Petitioner's Attorney

Other William E. Hammond, Zoning Commissioner

*This is not to be interpreted as acceptance of the Petition for assignment of a

ND NO.	
Jerusty 14. 1980 Account 01-662	
AMOUNT \$25,00	er er er
IVED D.S. Thaler & Associates, Inc.	A COLUMN
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ITIMORE COUNTY, MARYLAND No. 85634 CELLANDUS CASH PROFIES	iić
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CERTIFICATE OF PUBLICATION

TOWSON, MD., January 24 19-80 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., mercia-cork day of ____February_____, 19.80_, the first publication appearing on the 21th day of January

L. Leank Struck

Cost of Advertisement, \$_____



BAI IMORE COUNTY, MARY IND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner January 18, 1980

John D. Seyffert, Director Office of Planning and Zoning

SUBJECT Petition No. 80-153-A

Petition for Variance for side yard setbacks Northeast side of Old North Point Road, 45 feet Northwest of Rosebank Road Petitioner Diamond Development Corporation

Fifteenth District

HEARING: Thursday, February 14, 1980 (9:45A.M.)

There are no comprehensive planning factors requiring comment on this petition.

TIMES

JDS:JGH:acb

Legal Notices

PETITION FOR

15th District

THURSDAY, FEBRUARY 14, 1980

AT 9:45 A.M.
Public Hearing: Room 106,

County Office Building, 111 W. Chesapeake Avenue, Towson,

The Zoning Commissioner of

Baltimore County, by authority of the Zoning Act and Regulations of Baltimore

County, will hold a public hearing: Petition for Variance to

permit side yard setbacks of 20 feet and 9.6 feet for Lot No. 1; 9.6 feet and 9.8 feet for Lot No. 2 and 9.8 feet and 12 feet for Lot

No. 3 in lieu of the required 25

feet respectively. Section 1B02.3C.1

All that parcel of land in the Fifteenth District of Baltimore

for side yard setbacks.

Date & Time:

Thursday, January 24, 19

	.2300	ESSEX
'HF.	-	BTIES
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		\bigcap

	Bel Air, Md.,	Jan	24 100
•	•	to Cortifu	Man Abarana

inis is to Certify, That the annexed Zoning: Petition for Variance Location: Northeast side of Old North Point Road, 45 feet Alexand Nest Northwest of Rosebank Road.

Section 1B0g.SC.1
Development standards for Small Lots or Tracts

ESSEX TIMES was inserted in THE JECIS, a newspaper printed and published in Harford County, once in each

County

Beginning for the whole parcel at a point on the northeast right-of-way line of Old North Point Road, presently 50 feet wide, at approximately 45.0 feet west of the westernmost side of Rosebank Road, said point being at the southwest corner of the property owned by F.J. Sexton and wife, recorded in the land records of Baltimore County in Liber E.H.K. Jr. 5609 at folio 691, and running thence along Old North Point Road, North 54° 40' 02" West 146.68

feet to the southeast corner of the property owned by Bernard in the aforeszic land records in liber E.H.K. Jr. 5718 at folio 407, and theree leaving Old North Point Road and binding on southeast hide: of /said property, North 32° 51° 07" East 113.19 feet to the end of said property and to intersect the southwest sie of a 20 foot wide alley and mining thence along the southwast side of said alley, South 57 02 01" East 143.32 feet be the northwest

corner of the property firstly mentioned herein and themes binding on the northwest side of asid property and leaving said alley, South 81° 18° 40°, West 119.58 feet to the place of beginning. Containing 0.40 of an acre of land more or less. 💃 🧎 🚺 Being the property of Diamond Development

Corporation, as shown as platiplan filed with the Joning.
Department.
Hearing Date: Thursday. February 14, 1980 at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeaks Avenue, Towason,
Maryland.
BY ORDER OF WILLIAM E. HAMMOND

JUL 1:1580

VICINITY MAP

GENERAL NOTES

1. ZONED DR.16
2. AREA OF PROPERTY 0.40 Ac. I
3. Nº OF LOTS PERMITTED . G
4. Nº OF LOTS PROPOSED . S
5. EXISTING PARKING IN REAR
TO CONTINUE IN USE.

ENGINEERS

D. S. THALER & ASSOCIATES INC.

BALTIMORE, MARYLAND 21208

OWNER: DIAMOND DEVELOPMENT CORP. P.O. BOX 6694
BALTIMORE, MARYLAND 21219
DEED REFERENCE O.T.G. 4510/578

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

DIAMOND DEVELOPMENT CORP. PROPERTY

3704, 3706,3708 OLD NORTH POINT ROAD ELECTION DISTRICT IS SALTIMORE COUNTY, MARYLAND OCTOBER 19,1979 SCALE: 1" : 20'

P.N. 0221